

Review of Potential Alternative Uses for 900 Worcester Street By the Board of Selectmen

June 13, 2012

Overview

The Board of Selectmen (the “Selectmen”) supports the further study and development of a recreational plan for 900 Worcester Street (the “Property”) by the 900 Worcester Planning Committee. At the same time, the Selectmen recognize that there may be other viable municipal uses for this property in addition to the recreational plan that warrant consideration. Therefore, the Selectmen will conduct an independent review process to determine whether there may be other suitable uses for the Property. The objective of this “parallel” review process is to ensure that Town boards, committees and town residents have an opportunity to put forth alternative ideas for the use of the Property.

The Selectmen will solicit other ideas for the potential use and development of the site, conduct an evaluation of proposals in accordance with the principal criteria set forth below and report their findings and recommendations to a subsequent Town Meeting. The review of potential alternative municipal uses is intended to aid the Selectmen in making a recommendation to Town Meeting as to the best use of the Property for the Town within the financial constraints of the Town-wide Financial Plan.

Solicitation of Proposals

Beginning in late summer through the fall, the Selectmen will solicit ideas and proposals for alternative uses for the Property from Town boards and committees. The Selectmen will request that each board consider and respond as to whether or not they have a current or possible future interest in using the Property and for what purposes. Meetings to discuss their ideas and obtain further information will be held as necessary with boards that make suggestions or present a specific proposal for an alternative use. In early Fall, the Selectmen will solicit ideas and proposals from the general public through a variety of outreach efforts and public forums designed to further inform the

public of the review process and provide opportunities for residents to offer suggestions. The Selectmen will meet with individual residents should additional information and discussion be needed to clarify any proposal.

Proposal Review and Evaluation

Following the completion of the solicitation process, the Selectmen will undertake a review and evaluation of all suggestions and proposals that have been presented. The Selectmen have identified a set of criteria to be applied in their consideration of proposed uses. These criteria include, but are not limited to, the following:

- the “fit” of the use on the Property;
- the demonstrated municipal need(s) served by the use within Town priorities;
- the financial costs and implications in the context of the Town-wide Financial Plan; and
- the appropriateness of the location for the proposed use.

In evaluating proposals, the Board of Selectmen will draw upon, among other resources, the prior analyses of the Property and potential uses performed by the St. James Ad Hoc Committee as well as any additional information derived from the continuing work of the 900 Worcester Planning Committee.

Findings and Recommendations

At the conclusion of a review and assessment of all proposed options for development of the Property, the Board of Selectmen will present a report of its findings and make a recommendation(s) to a subsequent Town Meeting regarding the use or uses of the site.

Tentative Review Schedule

June, 2012

- Special Town Meeting (June 13th)

June/July, 2012

- Information to be posted on Town website

August, 2012

- Solicitation from Town Boards

September, 2012

- Public outreach
- Public forums
- Review of proposals

October, 2012

- Continued review of proposals
- Complete Report of Findings
- Development of recommendations

November, 2012

- Special Town Meeting (tentative)